

# Developments of Regional Impact

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## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government: [City of St. Marys](#)

Individual completing form: [Jeffrey S. Adams, PhD, Community Development Director, 418 Osborne Street St. Marys, GA 31558](#)

Telephone: [912-510-4035](#)

Email: [Jeff.Adams@stmarysga.gov](mailto:Jeff.Adams@stmarysga.gov)

### Project Information

Name of Proposed Project: [Port of St. Marys Industrial & Logistics Center](#)

DRI ID Number:

Developer/Applicant: [Port of St. Marys, LLC C/O Christopher T. Ragucci; Worldwide Group, LLC](#)

Telephone: [212-726-9000](#)

Email(s): [chris@worldwidegrp.net](mailto:chris@worldwidegrp.net)

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

☒ (not selected) ☐ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out: [\\$180 Million](#)

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: [\\$2,460,000 \(40% of estimated build-out value @ 34.161 mils\)](#)

Is the regional work force sufficient to fill the demand created by the proposed project?

☒ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☒ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

### Water Supply

Name of water supply provider for this site:	City of St. Marys and existing on-site industrial wells
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.334 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	City of St. Marys - Point Peter WPCP
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.284 MGD; Point Peter Average Daily Flow is currently 1.950 mgd, and the permitted capacity is 6.0 mg
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
City of St. Marys - Point Peter WPCP	

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	24,998 ADT at 2030 (15 Year Build Out) Peak Hour PM: 3,481 trips Peak Hour AM: 3,348 trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below:	

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

19,208 Tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

75%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Project will utilize on-site stormwater detention ponds, buffers, and meet the requirements of City of St. Marys Stormwater Ordinance.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No

3. Wetlands?

☐ (not selected) ☒ Yes ☐ No

4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No

5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No

6. Floodplains?

☐ (not selected) ☐ Yes ☒ No

7. Historic resources?

☐ (not selected) ☐ Yes ☒ No

8. Other environmentally sensitive resources?

☐ (not selected) ☒ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

3.) Project will coordinate with US Army Corps of Engineers and Georgia DNR/EPD to mitigate and permit wetland impacts and marine facilities.

8.) A wood stork colony has been documented nesting within a borrow pit located on the western edge of the property. In May 2014 the U.S. Fish and Wildlife Service upgraded the status for wood storks from endangered to threatened under the Endangered Species Act (ESA). Development plans will take into account the presence of this specie on the property.

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